

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, MI 49660

WORKSESSION OF OCTOBER 15, 1998

There will be a worksession of the Manistee City Planning Commission to be held on Thursday, October 15, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.


AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry
 - A.
- III. Worksession
 - A. Height Limitations
 - B. City Owned Property - Sixth Avenue
 - C. Master Plan - Survey
 - D. Other

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Jeff Mikula, Abonmarche
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Julie A. Beardslee, City Assessor
Lori L. Donnan, Administrative Assistant

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 
Community Development Officer

DATE: October 9, 1998

RE: Worksession Thursday, October 15, 1998

The October Worksession will be held on October 15, 1998.

First item on the agenda is height limitation. The Zoning Board of Appeals has asked that we review the height limitation in the industrial districts. Enclosed is a listing of the different height limitations throughout the County, Section 1042. Height from the City Zoning Ordinance and a list of the Zoning Board of Appeals requests for 1997 & 1998.

Second item on the agenda is City Owned Property - Sixth Avenue. The City owns vacant property on Sixth Avenue. The Planning Commission approved a request in November 1997 to sell and trade property with Mrs. Field to eliminate the encroachment problem. At that time it was decided to place on Worksession Agenda possible uses for the City Owned property. A copy of information on the area is enclosed for your review. Items to consider would be residential lots, marina facilities, expansion of the Northbank Riverwalk, retaining or leasing the riverfront property, etc. This item could be placed on the November Agenda for Council Recommendation.

Finally we have the Master Plan on the Agenda. One of the items needed for updating the Master Plan is a citizen survey. The City of Manistee has been doing a citizen survey every five years. The last survey was done in 1993 and we are due for another survey. A copy of the survey used in 1993 is enclosed for your review. We will want to discuss possible additions to the survey that we will need for the Master Plan. We also need to decide how we want to proceed with the Master Plan Process.

If anyone is unable to attend the worksession please call Denise at 723-2558. See you there!

JRR:djm

Comparison of Building Heights in Manistee County Municipal Zoning Ordinances.

Manistee County Planning Department September 7, 1998

Municipality	height in feet	section	notes
Arcadia Township	∞		none
Bear Lake Township	∞		none
Bear Lake Village	∞		not zoned
Brown Township	35.0	§1008	or 2½ stories.
Cleon Township	40.0	§1007	
Copemish Village	∞		none
Dickson Township	35.0	§1040	non-dwellings up to 50 feet, unlimited for appendages ¹
Eastlake Village	30.0	§300	unlimited in commercial, office and industrial districts.
Filer Charter Township	∞		Wetlands District.
	40.0	§3504.E.	Forest Recreational District.
	40.0	§3704.E.	or 3 stories. Agricultural District (75 feet for farm buildings).
	35.0	§4004.E.	or 2 stories. Medium Density Residential District (Accessory buildings 16 feet. Special Use accessory building 35 feet.)
	35.0	§4504.E.	or 2 stories. High Density Residential District (Accessory buildings 16 feet. Special Use accessory building 35 feet.)
	35.0	§5504.D.	General Commercial District.
	45.0	§6004.D.	Limited Industrial District.
	∞		Lakefront Industrial District.
Kaleva Village	35.0	§1008	unlimited for appendages.
Manistee City	30.0	§1042	all except towers, accessories (confusing).
	14.0	§1070.C	height of side wall of accessory buildings, and non-dwelling buildings. Up to 17 feet in industrial districts.
Manistee Township	35.0	§14.4	or 2½ stories. Non-dwelling structures can be up to 50 feet if a variance is granted or part of a special use permit with built in fire fighting ability.
Maple Grove Township	35.0	§1070	or 2½ stories. Non-dwellings (except accessory buildings) can be up to 50 feet. Antennas over 55 feet require a special use permit.
Marilla Township	35.0	§11.4	or 2½ stories. Non-dwelling structures can be up to 50 feet if a variance is granted or part of a special use permit with built in fire fighting ability.
Norman Township	40.0	§1040	Unlimited for appendages. Specified height if a variance is granted or part of a special use permit. Accessory building heights vary from zoning district to district.
Oneskama Township	35.0	§1008	or 2½ stories. Up to 50 feet if a variance is granted or part of a special use permit. Accessory buildings in residential districts have a 10 foot maximum side wall height.
Oneskama Village	35.0	§1006	or 2 stories. Non-dwelling structures can be up to 50 feet if a variance is granted or part of a special use permit with built in fire fighting ability.
Pleasanton Township	35.0	§1070	Non-dwellings up to 50 feet if variance is granted.
Springdale Township	∞		not zoned ²
Stronach Township	35.0	§3.08	or 2½ stories. Non-dwelling structures can be up to 50 feet if a variance is granted or part of a special use permit with built in fire fighting ability.

¹ Appendages to structures which are ornamental in purpose, such as church steeples, belfries, cupolas, domes, towers, flag poles; and which are mechanical such as chimney, smoke stacks, water tanks, elevator, stairwell penthouses, ventilators, bulkheads, antennas; free standing towers such as antennas and their towers.

² Proposed zoning is 25 feet, non-dwellings (that are not accessory buildings) 40 feet, unlimited for appendages.

- transport and disposal shall be met.
- f. Bulk storage of pesticides shall be in accordance with requirements of the Michigan Department of Agriculture.
4. Underground Storage
- a. Underground storage tank installation, operation, maintenance, closure and removal shall be in accordance with the requirements of the State Police Fire Marshal Division and the Michigan Department of Natural Resources.
 - b. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.

1020. Waste Accumulation and Outside Storage

- A. It shall be unlawful for any person to accumulate *junk* in violation of Chapter 670, Section 674.11, of the *City Code of Ordinances* on any land except in a permitted *junkyard* or licensed sanitary landfill.
- B. No sewage, waste water or water containing foreign substances shall be deposited or drained into any *water bodies* unless the same has first been approved by state and county health authorities.
- C. The provisions of this Section are not to be deemed to prohibit storing or spreading of manure, fertilizers, or other soil conditioners as part of a permitted farm, forestry or home garden or lawn operation, botanical and zoological gardens [84], *parks-outdoor recreation* establishments.

1040. Fences

Fences over six (6) feet high shall be set back the required distance for the respective *Land Use District*. Fences within the *setback* area shall not exceed six (6) feet in *height*. Fences located in the *front yard* and *waterfront yard* portion(s) of a *parcel* shall not exceed four (4) feet in *height*. No *fence* shall be within forty (40) feet of *water bodies*.

1042. Height

No *building* or *structure* or part thereof shall be *erected* or *altered* to a *height* exceeding thirty (30) feet, except that non-*dwelling buildings* or *structures* other than *accessory buildings* or *structures*, shall be *erected* or *altered* to a *height* not exceeding the *height* provided for in Section 1070.C of this Ordinance. Any *building* or *structure* or part thereof may be *erected* or *altered* to any *height* if approved by the *Appeals Board*, pursuant to its power to grant variances or the *Commission* in connection with a *Special Use Permit* application approval. This Section does not apply to radio, television antenna systems.

[Annotation: This Section was amended to change the word "may" to "shall". effective April 17, 1992.]

1050. Access to Public Streets

In every Land Use District every *use*, *building* or *structure* established after the effective date of this Ordinance shall be located on a *parcel* which abuts a public road or a private road or *easement* which provides access to a public road, such private road or *easement* being at least 66 feet in *width* unless a lesser *width* was duly established of record prior to the effective date of this Ordinance, provided that private *easements* in all cases shall be at least 20 feet in *width*.

1051. Driveway and Curb Cuts

- A. In Commercial and Industrial Districts only, as listed in Section 1801 driveway entrances and exits to a *parcel* of land shall comply with the following standards unless superseded by State or Federal statute or rule:
1. The location of a driveway curb cut to any *street* shall be:
 - a. Fifty (50) feet from an intersection of any two streets, except for parcels wider than one hundred (100) feet, which shall have driveways at least sixty (60) feet from an intersection, or
 - b. Thirty (30) feet from another driveway, regardless which side of the *street* the driveway is located on, as measured along a line drawn parallel to the centerline of the *street*, or, directly across the *street* from another driveway. Except for parcels wider than one hundred (100) feet, which shall have driveways at least fifty (50) feet from another driveway, or
 - c. Two driveways on adjacent parcels are both next to the *parcel* boundary between the adjacent parcels and share the same drive entrance to the *street* shall be allowed to have zero distance between them, but shall comply with required distances from intersections and other driveways in this section.
 2. The distance from the nearest *parking space* in the *parcel* to the *street* edge shall be 40 feet, or 10 feet from the *street right-of-way* line, whichever is greater.
 3. The *width* of the driveway shall be between 10 and 20 feet wide for an exit only or entrance only driveway and for a *dwelling* and *duplex*; and between 20 and 35 feet wide for an exit and entrance driveway, except for a *dwelling* and *duplex*.
- B. At no time shall a curb cut be permitted unto a city-owned off *street* right of way unless a driveway is being developed on the fronting *parcel*. In residential districts, a permitted curb cut on a primary city *street* shall not be closer than fifty (50) from an intersection of any two streets. If the permitted curb cut is on a secondary *street*, then it shall be no closer than thirty feet from an intersection.

Zoning Board of Appeals - 1997		
Name	Parcel Code/Address	Request
Ambar Chemical Inc.	712-475-04 1501 Main Street	Variance to height limitation to construct 93 foot high roof over equipment used for storing & manufacturing Calcium Chloride. Approved
Fred Fauble & Sharon Schultz	748-730-05 811 High Street	Variance to the 14 foot accessory building height limitation to allow construction of a 15 foot high roof over a proposed accessory building Approved.
Dennis & Ruth Simoneau	612-325-09 514 Cypress Street	Variance to the 10 foot attached accessory building set-back limitation to allow construction of proposed attached accessory building with a six and 1/2 foot side-yard set-back. Approved.
Ambar Chemical Inc.	712-475-04 1501 Main Street	Variance to the height limitation to construct a 100 ft. Bromine Processing building. Meeting 5/5/97 - tabled for addition fact finding. Meeting 5/22/97 Approved with Conditions.
Robert Lapp/Manistee Vacuum	452-703-15 430 River Street	Variance to the waterfront set-back requirement of 50 feet for construction of proposed deck at requested 32 foot set-back. And a variance to fence height requirement of six feet for construction of 10 foot high privacy fence. Approved.
Keven & Heather Pietrasik	654-701-03 11 Magill Street	Variance to the 10 ft. Attached accessory side-yard set-back to allow construction of proposed attached accessory building requiring granting of a 7 ft. side-yard set-back. Approved.
Brian Hoogland	260-708-05 Vacant Land	Variance to the required parcel width of 100 feet and a reduction from the required 18,000 sq. ft. parcel area within the R-1 Zoning District to permit a parcel division. Denied.
Donn Bonzheim	377 Fourth Street	Variance to the 14 foot accessory building height limitation to allow construction of an 18 foot high roof over the proposed garage. Approved.

Northwestern Savings Bank & Trust	325 First Street	Variance to the access drive requirement for the C-1 Zoning District to allow the access drive to be perpendicular to U.S. 31. Approved.
Harbor Village	U.S. 31 South of the Railroad Tracks across from Monroe Street	Variance to the 30 foot front-yard set-back requirement to allow installation of a sign 10 feet from the front property line. Approved.
Ron Muszynski	51-51-748-713-08 712 & 714 High Street	Variance to reduce the side-yard set-back of 712 High Street and to allow a parcel width of 45 feet at 712 High Street and 48.6 feet at 714 High Street Approved.
Dennis & Linda Dunlap	51-51-101-250-09 45 Arthur Street	Variance to the 30 foot height limitation to allow a height of 35 feet 6 inches and a variance from the 50 foot waterfront set-back to 15 feet. Approved.
John R. Rengo Jr. Manistee Area Public Schools	51-51-270-714-16 210 Fifth Avenue 51-51-270-715-00 200 Washington St.	Request for a variance to the rear-yard set-back for the property at 100 Washington Street from 6 feet to 5 inches. This would allow a portion of the property located at 200 Washington Street to be sold to John Rengo, the owner of the property located at 210 Fifth avenue to correct an encroachment problem. Approved.
Edward Pizana	51-51-554-702-03 126 Hancock Street	Request for a reduction for the side-yard set-back to two feet to allow construction of a stairway for second floor access. Approved.
Raymond Rutkowski	51-51-340-714-01 400 Spruce Street	Amend Variance received December 4, 1995 to add a 13 foot 6 inch garage door to carport - Request was tabled at November 18, 1997 meeting for further review of findings of fact. Approved at 11/25/97 meeting with condition that sides remain transparent.
Lighthouse Brewing Co.	51-51-452-704-19 312 River Street	Request for a variance to allow construction of a deck within the 50 foot waterfront set-back. Variance for 26 foot waterfront set-back. Approved.

Zoning Board of Appeals - 1998

Name	Parcel Code/Address	Request
Douglas Westervelt	51-51-373-702-01 Sweetnam's Lake Bluff Lots 2 & 3, Block 2	Variance to the front yard set-back from 30 feet to 23 feet to allow construction of a 7' x 10' covered porch. Denied
John Dalke Jr.	51-51-748-739-03 904 Ramsdell Street	Variance to the side yard set-back from 10 feet to 7 feet 6 inches to correct an encroachment problem. Approved
Von & Gayle Moriarty	51-51-311-400-14 515 Spruce Street	Variance to the side yard set-back from 10 feet to 7 feet to allow the construction of a new home. Approved
Rick Schimke	51-51-364-712-11 517 Second Street	Variance to the sidewall height from the 10 feet to 12 feet and an overall height variance from the 14 feet to 16 feet 6 inches. Approved.
Robert P. Johnson	51-51-574-711-09 395 Second Street	Request to amend variance of September 28, 1992 to allow the installation of a garage door on carport. Approved with condition that the Plexiglass panels remain on the side.
Manistee-Benzie Community Mental Health	51-51-155-008-00 310 N. Glocheski Drive	Variance to the side-yard set-back from 10 feet to 5 feet to allow a 36' x 100' addition to the existing building and a variance to reduce the parking space requirements from 36 to 30. Approved.
Cristinel & Daniel Dima	129 Ford Street 51-51-270-713-01	Variance to the height limitation from 14 feet to 14 feet 6 inches to build an addition on existing garage. Approved.
Luke Guzikowski	316 Fourth Street 51-51-538-702-03	Variance to reduce the front-yard set-back (established at 9 feet by the most common set-back on the block) to 3 feet, variance to the west side-yard set-back from 10 feet to 6 feet 7 inches and a variance to the east side-yard set-back from 10 feet to 5 feet 6 inches to construct a porch and a deck. Approved.

Gerstner Development The Briny Building	50 Filer Street 51-51-453-709-07	Request to the Board of Appeals (Construction) for an exception to code 1014.6 (1993 BOCA), Treads and Risers, which requires a 7" maximum riser height and 11" minimum tread depth. The exception is for a riser height of 8" and a run of 8 1/4". This is for a stairway which serves a small storage area which is not accessible to the public. Approved. With the Condition of use of storage only and not accessible to the public
David Yonkman	340 Sixth Street 51-51-647-706-09	Request for a variance to the side-yard set-back from 10 feet to 3 feet 6 inches for a porch. Approved.
Evangelical Covenant Church	Vacant Property Eighth Street 51-51-311-475-07	Request for a variance to the height limitation from 30 feet to 72 ½ feet to construct a new church. Approved.
Dr. Brad Powers	331 Ninth Street 902 Cypress Street 51-51-670-711-01	Request to the Board of Appeals (Construction) for a variance to the requirements of Section 1014.6.3 (winders) and Section 1204.1.1 (ceiling height) of the Michigan National Building Code. Section 1014.6.3 (winders) Request Denied. Section 1204.1.1 (ceiling height) motion to reconvene at 5:30 p.m. on 8/13/98 for an onsite inspection. Request Approved with a minimum finished ceiling height of 7'1".
Ambar Chemical Inc.	1501 Main Street 51-51-712-475-04	Request for a variance to the height limitation from 30 feet to 48 feet for the construction of a penthouse for loading of hopper, to bulk load railcars. Approved.
Dennis Dunlap Bayview Condominiums	43 Arthur Street 51-51-101-275-10	Request for a variance to the waterfront set-back requirements from 40 feet to 15 feet to construct a wall/fence along the south property line. Approved.
Patrick & Cindy Welsh	446 Sixth Street 51-51-371-702-05	Request for a variance to the side-yard set-back requirements from 10 feet to 6 feet 5 inches to build an addition. Approved.

Fifth Avenue

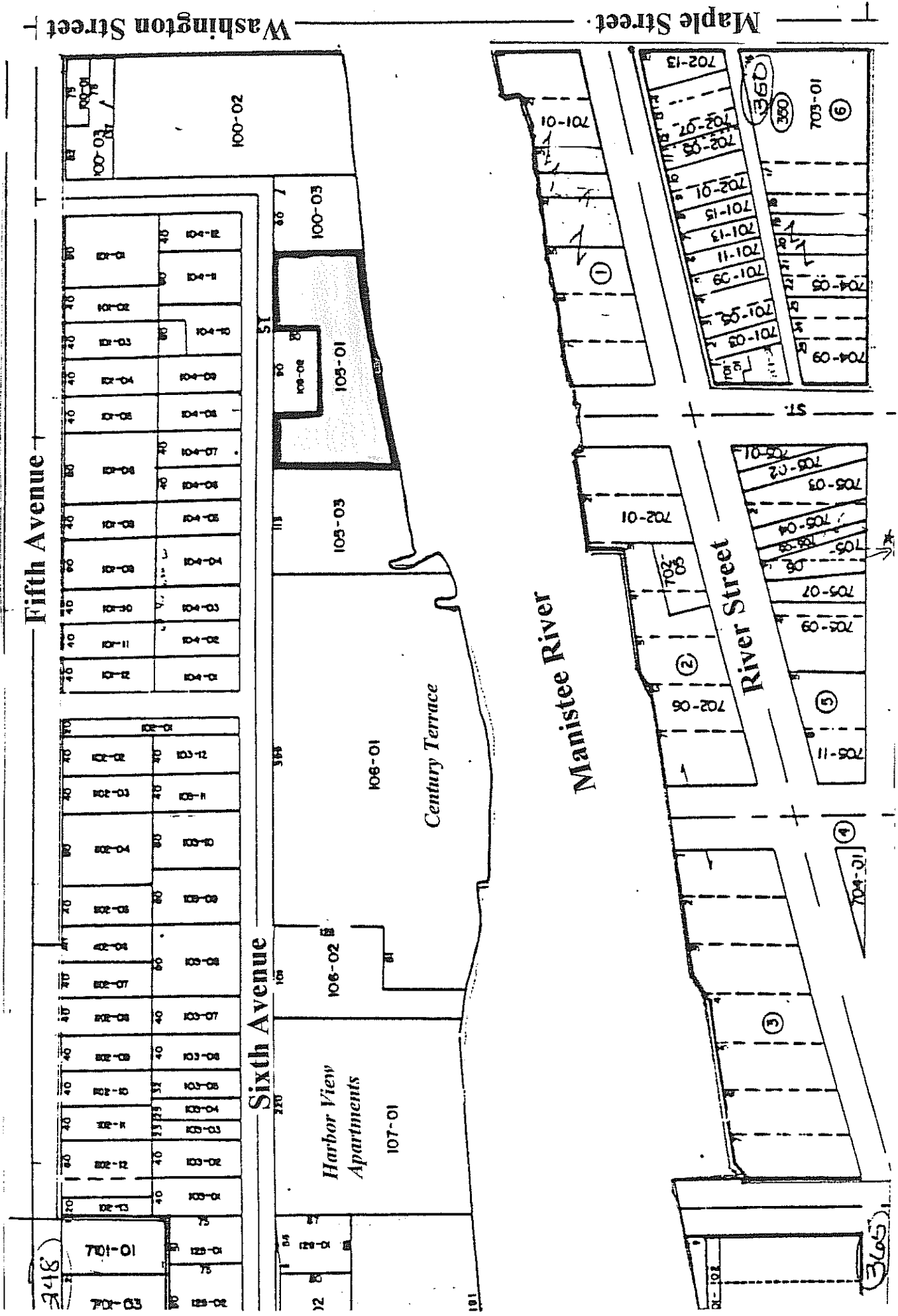
Washington Street

Manistee River

River Street

Maple Street

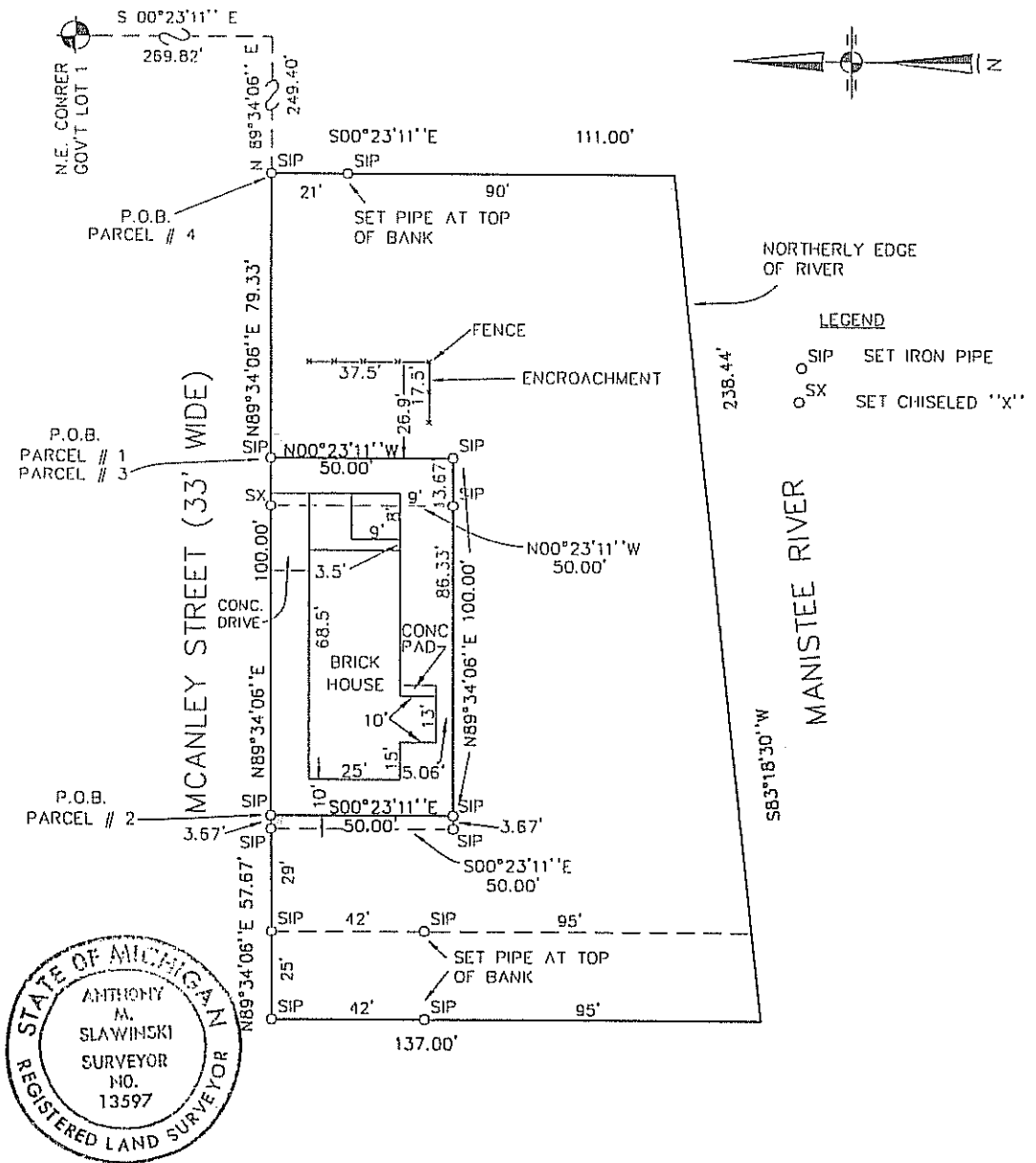
City owned Property



CERTIFICATE OF SURVEY

I, ANTHONY M. SLAWINSKI, LICENSED PROFESSIONAL SURVEYOR NO. 13597 IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND

SEE PAGE 2 FOR LEGAL DESCRIPTION OF PARCELS.



Anthony M. Slawinski
 ANTHONY M. SLAWINSKI
 LICENSED PROFESSIONAL SURVEYOR No. 13597
 ABONMARCHE CONSULTANTS, INC.

5-12-98
 DATE OF CERTIFICATE

PLAT OF SURVEY FOR:

CITY OF
 MANISTEE



ABONMARCHE CONSULTANTS, INC.

361 First Street
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 616-723-1198
 FAX: 616-723-1194

95 West Main Street
 Benton Harbor, Michigan 49022
 616-927-2295
 FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
 ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: MAY 5, 1998

DRAWN BY: PGB

SCALE: 1" = 40'

SEC. 11 T. 21N R. 17W

CERTIFICATE OF SURVEY

I, ANTHONY M. SLAWINSKI, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 13597, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL 1

PART OF GOVERNMENT LOT ONE (1), SECTION (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00°23'11" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT, 269.82 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 328.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°23'11" EAST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH SAID NORTH LINE, 13.67 FEET; THENCE NORTH 00°23'11" WEST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET TO THE SOUTHERLY LINE OF MCANLEY STREET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTHERLY LINE OF MCANLEY STREET, 13.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2

PART OF GOVERNMENT LOT ONE (1), SECTION (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00°23'11" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT, 269.82 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 428.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°23'11" EAST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH SAID NORTH LINE, 3.67 FEET; THENCE NORTH 00°23'11" WEST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET TO THE SOUTHERLY LINE OF MCANLEY STREET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTHERLY LINE OF MCANLEY STREET, 3.67 FEET TO THE POINT OF BEGINNING.

PARCEL 3

PART OF GOVERNMENT LOT ONE (1), SECTION (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00°23'11" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT, 269.82 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 328.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°23'11" EAST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH SAID NORTH LINE, 100.00 FEET; THENCE NORTH 00°23'11" WEST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET TO THE SOUTHERLY LINE OF MCANLEY STREET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTHERLY LINE OF MCANLEY STREET, 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11 ACRES OF LAND, MORE OR LESS.

PARCEL 4

PART OF GOVERNMENT LOT ONE (1), SECTION (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00°23'11" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT, 269.82 FEET; THENCE SOUTH 89°34'06" WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 249.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°23'11" EAST AND PARALLEL WITH SAID EAST LINE, 111.00 FEET TO THE NORTHERLY EDGE OF THE MANISTEE RIVER; THENCE SOUTH 83°18'30" WEST ALONG SAID NORTHERLY LINE OF THE MANISTEE RIVER, 238.44 FEET; THENCE NORTH 00°23'11" WEST AND PARALLEL WITH SAID EAST LINE, 137.00 FEET TO THE SOUTHERLY LINE OF MCANLEY STREET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTHERLY LINE OF MCANLEY STREET, 57.67 FEET; THENCE SOUTH 00°23'11" EAST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE, 100.00 FEET; THENCE NORTH 00°23'11" WEST AND PARALLEL WITH SAID EAST LINE, 50.00 FEET TO SAID SOUTHERLY LINE OF MCANLEY STREET; THENCE NORTH 89°34'06" EAST AND PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTHERLY LINE OF MCANLEY STREET, 79.33 FEET TO THE POINT OF BEGINNING. CONTAINING 0.56 ACRES OF LAND, MORE OR LESS.



Anthony M. Slawinski

ANTHONY M. SLAWINSKI
LICENSED PROFESSIONAL SURVEYOR No. 13597
ABONMARCHE CONSULTANTS, INC.

5-12-98
DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

CITY OF
MANISTEE



ABONMARCHE CONSULTANTS, INC.

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FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: APRIL 14, 1998

DRAWN BY: PGB

SCALE: NA

SEC. 11 T. 21N R. 17W

However, the altered shoreline also presents an opportunity for improving upon the existing plan. When Man Made Lake was isolated from Lake Michigan, it was classified as an inland lake and any development that would effect the water quality of the lake was controlled by the Michigan Department of Natural Resources. The MDNR would not approve extending the proposed boat channel into Man Made Lake due to possible pollution to a closed lake environment. When Man Made Lake became a part of Lake Michigan, it lost its classification as an inland lake, is now under control of the Army Corp of Engineers and is no longer a closed small lake environment.

This change of status is significant for the development of the SPD 4 site. The present plan calls for building a channel that extends to the revetment at the Manistee River. This proposed channel would cut across Fifth Avenue which means closing this street at the channel or building an operable grating across the channel. However, with Man Made Lake open to Lake Michigan this man made basin can now become a marina with direct access to Lake Michigan and the boat channels developed from the marina basin. This eliminates the need for a channel to the Manistee River and the associated problems with Fifth Avenue. The new scheme requires that a structure be built into Lake Michigan to protect the new marina entrance and would also help control the erosion of the adjacent shore line. The existing plans adopted by the Planning Commission should be revised to accommodate the marina in "Man Made Cove" and the development plan can be expanded to include the remaining land to the north.

SPD 5

MANISTEE RIVER NORTH BANK

Location: This Special Planning District includes the land along the north river bank from the Maple Street Bridge to the Coast Guard Station and south of Fifth and Sixth Avenues.

Recommended Uses:

- A. Linear Park at Riverfront
- B. Boat Slips at River Edge
- C. Housing, Condominiums along River Frontage
- D. Housing, Rental Apartments along 5th Ave
- E. Destination Restaurant with Harbor View
- F. High Rise Apartment/Condos (Height Not to Exceed Century Terrace)

General Discussion:

High Rise Development. Manistee has two high rise elderly housing projects and one townhouse condominium project and all three are located along the north bank of the river in this Special Planning District. This planning district would be an appropriate area in which to relax the city's height restrictions to accommodate additional high rise apartments. A high rise apartment near the west end of Fifth Ave would have beautiful views of Lake Michigan.

Townhouse Development. The new townhouse condominium project with dock facilities located along the river is an appropriate use of the river frontage in this district and additional such projects should be encouraged.

Geriatrics Center. The industrial enterprise located between the two elderly apartment complexes will eventually have to be relocated. This site would make an ideal location for a geriatrics center to serve the elderly of the area.

Linear Park. The river frontage should be made accessible to the public by expanding the linear park idea to include the north riverbank. The park should be continuous from Lake Michigan to Manistee Lake constituting a large, integrated walking loop through the center of Manistee.

Large Land Development. The property between the river and Fifth Avenue, (at the west end of this district), is a large vacant undeveloped parcel of land that needs to be studied in detail. The site can support a major development effort that could include most of the land uses listed above.

Restaurant. Since one primary focus of the Manistee Development Plan is to bring about a revitalized economy through tourism and second home development, there should be a good future market for a fine destination restaurant in the community. The river frontage near the harbor entrance would be an ideal location for such a restaurant.

SPD 6
MANISTEE RIVER SOUTH BANK

Location: This district is roughly described as the land between Cherry and from Harvard to the river. The Michigan National Guard Armory can be either included or excluded from this district and a decision on how to treat the Armory property may hinge on the plans that are developed for the adjacent property.

West Shore
Community
College



3000 NORTH STILES ROAD
P.O. BOX 277
SCOTTVILLE, MICHIGAN 49454-0277
616/845-6211
616/723-8356

Dear Citizen of Manistee:

The Business and Industrial Development Institute of West Shore Community College has entered into a contract with the City of Manistee to conduct a survey of the residents of the city. The purpose of the survey is to:

- * Determine the eligibility of the City of Manistee for Small Cities CDBG Funds;
- * Determine if the residents believe the City of Manistee is providing the services they desire;
- * Determine if the residents believe the City of Manistee is providing quality services; and
- * Determine if the residents have a need for either proposed or contemplated City services.

All individual responses will be kept confidential; only aggregated data will be presented to the City of Manistee.

Your participation is very important. Your opinion will affect future decisions made by the City of Manistee. Please complete and return the survey in the enclosed, postage-paid envelope as soon as possible but no later than one week from the date you receive the survey.

Sincerely,

Mark Bergstrom, Director
Business and Industrial
Development Institute

Enclosure

Temporary I.D. # _____

CITY OF MANISTEE
1993 CITIZEN SURVEY

Please answer items 1 to 53 by using the following scale, which ranges from a response of "1" (strongly disagree) to a response of "7" (strongly agree). Circle your numerical response at the left of each statement. Circle "8" to the right of the statement if you have no opinion.

Strongly Disagree 1	Disagree 2	Weakly Disagree 3	Neutral 4	Weakly Agree 5	Agree 6	Strongly Agree 7	No Opinion 8
(Circle One)							
1 2 3 4 5 6 7	1. Snow removal on streets is not an important city government service.						8
1 2 3 4 5 6 7	2. In Manistee, adults have adequate recreational opportunities.						8
1 2 3 4 5 6 7	3. Street repair is an important city government service.						8
1 2 3 4 5 6 7	4. Boulevard tree trimming, planting, and removal is not an important city government service.						8
1 2 3 4 5 6 7	5. My neighborhood is unsafe at night.						8
1 2 3 4 5 6 7	6. Snow removal on sidewalks is an important city government service.						8
1 2 3 4 5 6 7	7. Street cleaning is not an important city government service.						8
1 2 3 4 5 6 7	8. When I have contacted City Council, they have responded to my satisfaction.						8
1 2 3 4 5 6 7	9. Maintaining beaches and parks is an important city government service.						8
1 2 3 4 5 6 7	10. When I have contacted the Police Department, they have not responded to my satisfaction.						8
1 2 3 4 5 6 7	11. The city contractor does a poor job of picking up refuse from my street.						8
1 2 3 4 5 6 7	12. Manistee is not a good community in which to retire.						8
1 2 3 4 5 6 7	13. In Manistee, children under 12 do not have adequate recreational opportunities.						8

Strongly Disagree 1	Disagree 2	Weakly Disagree 3	Neutral 4	Weakly Agree 5	Agree 6	Strongly Agree 7	No Opinion 8
(Circle One)							
1 2 3 4 5 6 7	14. Tourism is economically important to the city.						8
1 2 3 4 5 6 7	15. I am satisfied with the decisions the City Council has made.						8
1 2 3 4 5 6 7	16. People in Manistee are friendly and caring.						8
1 2 3 4 5 6 7	17. Traffic congestion and noise in my neighborhood is a problem.						8
1 2 3 4 5 6 7	18. The city provides poor rescue squad service.						8
1 2 3 4 5 6 7	19. The city is not making progress in the area of economic development.						8
1 2 3 4 5 6 7	20. I would recommend living in Manistee.						8
1 2 3 4 5 6 7	21. Zoning and Building Code Enforcement is not an important city government service.						8
1 2 3 4 5 6 7	22. The city does a good job of patching my street.						8
1 2 3 4 5 6 7	23. The city does a good job of maintaining bath houses and beaches.						8
1 2 3 4 5 6 7	24. In the last five years, the quality of city government services has declined.						8
1 2 3 4 5 6 7	25. The City of Manistee is effectively managing the development of the city.						8
1 2 3 4 5 6 7	26. The city provides good fire protection service.						8
1 2 3 4 5 6 7	27. The city does a poor job of sweeping my street.						8
1 2 3 4 5 6 7	28. Manistee is a safe community in which to live.						8
1 2 3 4 5 6 7	29. The city provides good water and sewer service in my neighborhood.						8

Strongly Disagree 1	Disagree 2	Weakly Disagree 3	Neutral 4	Weakly Agree 5	Agree 6	Strongly Agree 7	No Opinion 8
(Circle One)							
1 2 3 4 5 6 7	30. Brush and leaf pickup is an important city government service.						8
1 2 3 4 5 6 7	31. When I have contacted City Hall, they have responded to my satisfaction.						8
1 2 3 4 5 6 7	32. Manistee is a good community to raise children.						8
1 2 3 4 5 6 7	33. Refuse pickup is an important city government service.						8
1 2 3 4 5 6 7	34. In Manistee, teenagers do not have adequate recreational opportunities.						8
1 2 3 4 5 6 7	35. Manistee does not have an adequate range and supply of cultural activities, such as plays, art, music, etc.						8
1 2 3 4 5 6 7	36. Maintaining bath houses is not an important city government service.						8
1 2 3 4 5 6 7	37. When I have contacted the Fire Department, they have responded to my satisfaction.						8
1 2 3 4 5 6 7	38. The city does a good job of maintaining parks.						8
1 2 3 4 5 6 7	39. I am willing to pay more in taxes for an indoor, year-round swimming pool.						8
1 2 3 4 5 6 7	40. Maintaining a rescue squad is an important city government service.						8
1 2 3 4 5 6 7	41. The city does a good job of removing snow from my street.						8
1 2 3 4 5 6 7	42. The city does a good job of enforcing Building/Zoning codes.						8
1 2 3 4 5 6 7	43. When I have contacted the City Garage, they have not responded to my satisfaction.						8
1 2 3 4 5 6 7	44. The city provides good police protection service.						8
1 2 3 4 5 6 7	45. It is not possible for any city to effectively manage the growth and development of a city.						8

Strongly Disagree 1	Disagree 2	Weakly Disagree 3	Neutral 4	Weakly Agree 5	Agree 6	Strongly Agree 7	No Opinion 8
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(Circle One)

- | | | |
|---------------|--|---|
| 1 2 3 4 5 6 7 | 46. The City of Manistee should continue to regulate improvements in the Central Business District for historic preservation purposes. | 8 |
| 1 2 3 4 5 6 7 | 47. The quality of the surface of my street is poor. | 8 |
| 1 2 3 4 5 6 7 | 48. I am not willing to pay more for recycling under a new garbage collection contract. | 8 |
| 1 2 3 4 5 6 7 | 49. The overall quality of the streets in the city is good. | 8 |
| 1 2 3 4 5 6 7 | 50. The City of Manistee should not encourage tourism development. | 8 |
| 1 2 3 4 5 6 7 | 51. Improving water quality in the lakes and river by sewer separation is not an important city goal. | 8 |
| 1 2 3 4 5 6 7 | 52. The Police Department does a good job of enforcing traffic laws and parking ordinances. | 8 |
| 1 2 3 4 5 6 7 | 53. More and different types of businesses should be permitted in the Industrial Park. | 8 |

Please place an **X** in the box of the response to questions 54 and 55 that best reflects your opinion.

54. The rate of change I would prefer in the City of Manistee is (select only one):

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> No Growth | <input type="checkbox"/> Slow Growth |
| <input type="checkbox"/> Moderate Growth | <input type="checkbox"/> Rapid Growth |

55. My best source of information about city activities is (select only one):

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Word-of-mouth | <input type="checkbox"/> Newspaper |
| <input type="checkbox"/> Radio | <input type="checkbox"/> Cable TV |
| <input type="checkbox"/> Other _____ | |

THE FOLLOWING INFORMATION IS NEEDED FOR GRANT APPLICATIONS

56. Number of years you have lived in Manistee _____.
57. Age _____. 58. Sex _____.
59. I live (check one):
 _____ Northside of town
 _____ South of the Manistee River and West of US-31 (Cypress Street)
 _____ South of the Manistee River and East of US-31 (Cypress Street)
60. Based on the total number of people living in your household (family size), is your family's total annual income **BELOW** the following amounts?

My Family Consists of:	Myself	2 People	3 People	4 People	5 People	6 People	7 People	8 or More People
Total Annual Family Income Is:	\$17,700	\$20,200	\$22,750	\$25,300	\$27,300	\$29,300	\$31,250	\$33,250

_____ Yes (below amount)

_____ No (above amount)

Additional Comments

THANK YOU FOR PARTICIPATING IN THIS SURVEY. YOUR OPINION IS IMPORTANT.

Please mail the questionnaire in the enclosed, postage-paid envelope.